



JONATHAN HALL

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New Walk, Wrotham, Sevenoaks, TN15 7DA

Price Range: £325,000 - £335,000

jonathanhall.exp.uk.com



A spacious and well-presented mid-terrace house with sitting room, dining room, kitchen, cloakroom, three bedrooms, bathroom, gardens to both front and rear; and NO ONWARD CHAIN. Located in the sought-after and historic village of Wrotham, with its local amenities including a village shop, popular primary school, secondary school, four pubs, and a lovely park with a great children's playground; and only approximately 1.5 miles from Borough Green with its wide range of local amenities, including a railway station, with services to London from only 37 minutes.

Summary

- Spacious and Well Presented
- Mid-Terrace House
- Sitting Room, Dining Room, Kitchen, WC
- Three Bedrooms, Bathroom
- Double Glazing and Gas Central Heating
- Front and Rear Gardens
- Located In Sought-After Historic Village
- Convenient for Local Amenities
- 1.5 Miles to Station (37 minutes to London)
- No Onward Chain

Accommodation

Ground floor: enclosed porch, entrance hall with stairs to the first floor; cloakroom with WC and washbasin; sitting room with a large window overlooking the garden and an opening to the dining room with patio doors to the rear garden, a spacious and modern fitted kitchen comprising: wall and base cupboards and drawers, worktops, sink with mixer tap, gas hob with and a cooker hood above, built-in oven, integrated dishwasher, integrated fridge freezer and integrated washing machine; and rear lobby with door to the rear garden.

First floor: landing with airing cupboard and loft hatch with pull-down ladder; bedroom one with built-in wardrobe/cupboard with far-reaching views; bedroom two with built-in wardrobe/cupboard; bedroom three with built-in cupboard and far-reaching views and a lovely bathroom with a bath and shower above and shower screen, vanity washbasin and WC.

Outside

There is a southerly enclosed front garden with fencing to both sides and hedging to the front, allowing both children and dogs to use it like a typical rear garden, which is mainly laid to lawn with borders stocked with a variety of flowering plants and shrubs with a path leading to a gate at the front. To the rear is a low-maintenance walled rear garden which provides a great entertaining space, there is an outbuilding which provides great storage and currently houses a tumble dryer and an additional fridge freezer; at the rear of the garden is a gate providing access to a walkway.

Agents Note

The property is freehold, is in council tax band C and benefits from gas central heating, double glazing and mains gas, electric, water and drains.





Location

The sought-after historic village of Wrotham offers a village shop, hairdressers, a popular primary school, secondary school, recreation ground with an excellent children's playground, cricket pitch, four pubs and a church; and there are delightful walks in the surrounding beautiful countryside.

The popular village of Borough Green, with its wide range of local amenities including a variety of shops, restaurants, cafe, coffee shops, tea room, takeaways, pub, bar, primary school, churches, doctors, dentist, Reynolds Retreat (gym, country club and spa), park with children's playground, tennis courts, basketball court, skate park, football fields, bowls club, and railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes), Victoria (from 47 minutes), Maidstone and Ashford, is approximately 1.5 miles away.



Trosley Country Park, with its beautiful woodland walks and stunning views, is approximately 3 miles away.

The popular historic market town of West Malling, with its range of shopping and leisure facilities, and mainline station, is approximately 6 miles away.

The popular historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools and the renowned Sevenoaks Public School, and mainline station with services to London Bridge (from 23 minutes), is approximately 7 miles away.

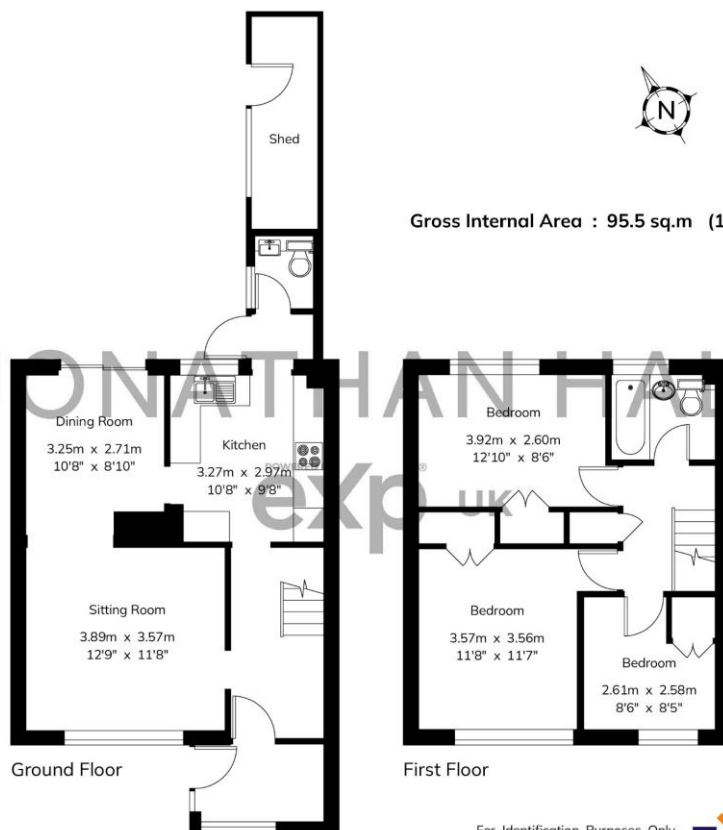
The M26 and the M20 can both be accessed within 1.7 miles.



A spacious and well-presented three bedroom mid-terrace house, with a pleasant front garden and rear garden; located in the sought-after historic village of Wrotham







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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If you need get in touch, please contact me on
07429 483 423 or email jonathan.hall@exp.uk.com

